

CITY COUNCIL REPORT



Meeting Date: November 12, 2014
General Plan Element: ***Land Use***
General Plan Goal: ***Support a diversity of businesses.***

ACTION

Beer and Wine Bar Liquor License Request for Sorso Wine Room 95-LL-2014. To consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Person and Location transfer of a Series 7 (beer and wine bar) State liquor license for a new location and new owner.

OWNER

Teahen Work, LLC

APPLICANT CONTACT

Mark Teahen

LOCATION

15323 N Scottsdale Rd Suite 150

BACKGROUND

This request is for a Series 7 (beer and wine bar) liquor license.

The distance to the nearest school, Scottsdale Preparatory Academy, is 2,785 feet.

The distance to the nearest religious facility, Mountain Valley Community Church, is 2,674 feet.

See Attachment #3 for number and graphic representation of licenses within a one half-mile radius of this location.

APPLICANT'S PROPOSAL

The applicant is seeking a favorable recommendation on a Person and Location Transfer of a Series 7 (beer and wine bar) liquor license. This allows a beer and wine bar retailer to sell and serve beer and wine, primarily by individual portions, to be consumed on the premises and in the original container for consumption on or off the premises. The applicant has indicated that this establishment will serve liquor between the hours of 12:00 p.m. to 2:00 a.m. and Monday through Sunday; however, due to State liquor license processing requirements, they are not required to notify the City or the State if they change their hours of operation.

PETITIONS FROM PERSONS IN CLOSE PROXIMITY

The applicant has maintained the required posting notice for the State mandated 20-day period. No petitions or protests pursuant to A.R.S. 4-201.b. were received during the 20 (twenty) day posting period.

OTHER LICENSES & PERMITS

Financial Management

Revenue Collection has reported that the applicant has met City licensing requirements and all fees have been paid.

Spirituos Liquor Tax Permit # Pending.

Scottsdale Transaction Privilege Sales Tax License # Pending.

IMPACT ANALYSIS

Current Planning Department Development Information.

This establishment is 2,515 sq. ft. in size, including a proposed 302 sq. ft. patio.

A.R.S. Section 4-112.B.1.; R19-1-310 State Criteria for Restaurant Operations.

This owner intends to operate this location as a restaurant. Staff has assessed the applicant's responses to the State's Restaurant Operation Plan categories: Personnel, Equipment, Menu, Live Entertainment, Bar Games/Televisions, Name of Establishment, Bar Seating Area and Dinnerware. Staff finds that the establishment is designed and intended to operate as a restaurant. The bar service area is 251 sq. ft. or 10% of gross floor area, and the kitchen area is 391 sq. ft. or 19% of the gross floor area. The operational characteristics and floor plan qualify as a restaurant. There will be retail wine

Outdoor Patio.

The proposed patio; on the south and east side of the building is 302 sq. ft. and does not encroach into the adjacent pedestrian walkway. There is a minimum 6 ft. clearance for pedestrian access.

Zoning.

This site is zoned Planned Regional Center (PRC). The PRC district allows restaurants/retail sales as a permitted use. Staff has assessed the application and finds that the establishment is designed and intended to operate primarily as a restaurant and retail operation.

Parking.

A total of 8 spaces are required for this use and 2,987 spaces are required for the shopping center. A total of 3,200 spaces are provided in the shopping center. Parking is in compliance with the zoning ordinance.

Public Safety Division

Police Department: Recommendation No Opposition

Major life safety issues: None noted.

Code Enforcement: There are no current cases of code violations at this time in relation to the liquor license.

STATE GUIDELINES FOR CONSIDERING AN APPLICATION

A.R.S. Section 4.-203.A Granting a License for a New Owner for a Certain Location.

A spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant.

A.R.S. Section 4-112.B.1; R19-1-102 Criteria for Granting a License for a Certain Location

The local governing authorities and the Department of Liquor Licenses & Control may consider the following criteria in determining whether public convenience requires and that the best interest of the community will be substantially served by the issuance or transfer of a liquor license at a particular unlicensed location:

1. Petitions and testimony from persons who are in favor of or opposed to the issuance of a license, and who reside in, own or lease property in close proximity.
2. The number and series of licenses in close proximity.
3. Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies.
4. The residential and commercial population of the community and its likelihood of increasing, decreasing or remaining static.
5. Residential and commercial population density in close proximity.
6. Evidence concerning the nature of the proposed business, its potential market, and its likely customers.
7. Effect on vehicular traffic in close proximity.
8. The compatibility of the proposed business with other activity in close proximity.
9. The effect or impact of the proposed premises on business or the residential neighborhood whose activities might be affected by granting the license.
10. The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report(s) of such activity at least 20 days before the hearing by the Board.
11. Comparison of the hours of operation of the proposed premises to the existing businesses in close proximity.
12. Proximity to licensed childcare facilities as defined by A.R.S. 36-881.

COUNCIL OPTIONS & STAFF RECOMMENDATION

Council Options

The City Council has the option of recommending approval, denial or no recommendation to the Arizona Department of Liquor Licenses and Control.

Staff Recommendation

The City of Scottsdale staff has conducted a review and advises that the license request meets the criteria imposed for determining that the community's best interest is substantially served by the issuance of the liquor license and advises that the license request meets the criteria imposed for determining the capability, qualifications and reliability of the applicant.

Next Steps

The City Council's recommendation of approval, denial or no recommendation will be forwarded to the Department of Liquor Licenses and Control for their consideration. If the application is approved by the Department of Liquor Licenses and Control, the applicant should receive their license from the State within 105 days of original application.

RESPONSIBLE DEPARTMENT(S)

Teri Gleason, Planning Assistant, tgleason@scottsdaleaz.gov
Planning and Development Services

James Wasson, Lieutenant, Special Assignment, jwasson@scottsdaleaz.gov
Public Safety Division

Raun Keagy, Neighborhood Planning Director, rkeagy@scottsdaleaz.gov
Planning and Development Services

APPROVED BY



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/22/2014
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

10/22/14
Date

ATTACHMENTS

- #1: Aerial Map
- #2: Close-up Aerial Map
- #3: Graphic – Liquor License Locations Within Half-Mile
- #4: City of Scottsdale Applicant Questionnaire
- #5: State Application





Q.S.
34-45

G.I.S. ORTHOPHOTO 2013

95-LL-2014


Sorso Wine Room

ATTACHMENT #2

Liquor Licenses Within A Half-Mile Radius Radius of 15323 N SCOTTSDALE RD



LEGEND

 Place of Worship

Legend

Licensed Locations, Count by Series
Within a half-mile radius of site

-  1 - Microbrewery
-  1 - Bar
-  2 - Beer/Wine Bar
-  0 - Liquor Store
-  3 - Beer/Wine Store
-  25 - Restaurant

Date: 10/7/2014

Total Licenses in Half-Mile Buffer = 32

Note: Liquor License location information is from the Arizona Dept. of Liquor Licenses and Control, and may not represent the exact location of establishments. Data is updated regularly and this map is sometimes printed weeks prior to City Council meetings.

95-LL-2014

ATTACHMENT #3





Liquor License Questionnaire

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)

Please complete all questions and return within 3 business days.

Name of Business: Sorso Wine Room

Business Address: 15323 N Scottsdale Rd Suite 150

Total Gross Square Footage of Establishment: 2,215

Was liquor sold at this location prior to this application? ☐ Yes ☒ No

If **yes**, what type of license? _____

Is this business currently open? ☐ Yes ☒ No

If **yes**, is this business operating with an Interim license? ☐ Yes ☒ No

If **no**, what is the proposed opening date? 2/2015

Is this business under construction or being remodeled? ☒ Yes ☐ No

Does this business have an existing patio? ☐ Yes ☒ No Dimensions of patio _____

Does this business have a proposed patio? ☒ Yes ☐ No Dimensions of patio _____

For Restaurants, Bars and Restaurants/Bars:

Will the bar service area be in excess of 15% of the gross floor area? ☐ Yes* ☒ No

Gross square footage of bar service area: 280 sq ft

(includes the floor area under indoor and outdoor bars and the floor area behind the bars used for storage, prep and serving of food or drinks)

Will the kitchen be less than 15% of the gross floor area? ☐ Yes* ☒ No

Gross square footage of kitchen: 391 sq.ft

(do not include refrigerators or areas used for storage of food or beverages)

During what hours will the establishment provide full kitchen service? 3pm to 11pm

During what hours will the establishment offer liquor sales? 12pm to 2am

Will age verification be required/requested for admittance at any time during business operations? ☐ Yes* ☒ No

Is a cover charge required for admittance at any time during business operations? ☐ Yes* ☒ No

Will less than 40% of gross revenues be derived from the sale of prepared food? ☐ Yes* ☒ No

*May require a Conditional Use Permit

Please check **one** of the following that best describes the primary business operation:

☐ packaged retail ☒ restaurant ☐ bar ☐ personal service ☐ education service

☐ manufacturing ☐ hotel / tourist accommodation ☐ residential facility ☐ sports / theater

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



Liquor License Questionnaire

Restaurants & Bars (Series 11, 12, 6, 3, 7, 13)

Please complete all questions and return within 3 business days.

Will this business feature any of the following:

Patron Dancing?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Karaoke?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Live Bands?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	DJ?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Amplified music?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Games?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
Adult Entertainment?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No	Four or more pool tables?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No
After hours?	<input type="checkbox"/> Yes*	<input checked="" type="checkbox"/> No			

*May require a Conditional Use Permit

Applicant Narrative:

ARS 4-201-G: In all proceedings before the governing body of a city or town, the Board of Supervisors of a County or the Board, the applicant bears the burden of showing that the public convenience requires and that the best interest of the community will be substantially served by the issuance of this license.

1. I have the capability, qualifications and reliability to hold a liquor license because:

Applicant is committed to the responsible sale of alcoholic beverages under AZ liquor law. Managers and staff have been, or will be trained in the techniques of alcohol sales and service to assure proper service to their guests.

2. The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

Applicant is providing an upscale and relaxing environment where guests over 21 years of age can enjoy a variety of alcoholic beverages with an emphasis on wines from around the world.

3. Please describe your business:

Wine Bar and Restaurant

The City's forwarding of a recommendation to the AZ Department of Liquor Licenses and Control does not waive and is not a substitute for the Licensee's obligation to comply with all state, local and federal laws, policies and regulations applicable to the license. The Recommendation is not a permit or regulatory approval to hold any events or construct or demolish any improvements. Zoning processes, building permit processes, and similar regulatory requirements may apply to Licensee's contemplated Improvements and are completely separate from the Recommendation. Licensee shall be responsible to, separate and apart from this Recommendation, directly obtain all necessary permits and approvals from any and all governmental or other entities including the City's having standing or jurisdiction over the subject areas. For more information regarding zoning processes, building permit processes, and similar regulatory requirements and approvals please call 480-312-2611.

Print Name: Andrea Dahlman Lewkowicz

Signature: 

Date: 10.3.14

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Arizona Department of Liquor Licenses and Control

800 West Washington, 5th Floor

Phoenix, Arizona 85007

www.azliquor.gov

602-542-5141

14 SEP 18 Lir. Lic. PM 3 08

APPLICATION FOR LIQUOR LICENSE

TYPE OR PRINT WITH BLACK INK

95-LL-2014

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- ☐ MORE THAN ONE LICENSE
☐ INTERIM PERMIT **Complete Section 5**
☐ NEW LICENSE **Complete Sections 2, 3, 4, 13, 14, 15, 16**
☒ PERSON TRANSFER (Bars & Liquor Stores ONLY)
Complete Sections 2, 3, 4, 11, 13, 15, 16
☒ LOCATION TRANSFER (Bars and Liquor Stores ONLY)
Complete Sections 2, 3, 4, 12, 13, 15, 16
☐ PROBATE/WILL ASSIGNMENT/DIVORCE DECREE
Complete Sections 2, 3, 4, 9, 13, 16 (fee not required)
☐ GOVERNMENT **Complete Sections 2, 3, 4, 10, 13, 15, 16**

SECTION 2 Type of ownership:

- ☐ J.T.W.R.O.S. **Complete Section 6**
☐ INDIVIDUAL **Complete Section 6**
☐ PARTNERSHIP **Complete Section 6**
☐ CORPORATION **Complete Section 7**
☒ LIMITED LIABILITY CO. **Complete Section 7**
☐ CLUB **Complete Section 8**
☐ GOVERNMENT **Complete Section 10**
☐ TRUST **Complete Section 6**
☐ OTHER (Explain) _____

SECTION 3 Type of license and fees LICENSE #(s): 07076005

1. Type of License(s): Series #7

2. Total fees attached:

\$ 222.00 Department Use Only

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.

The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

- ☒ Mr. Teahen Mark Thomas
☐ Ms. Last First Middle
 (Insert one name ONLY to appear on license)
 2. Corp./Partnership/L.L.C.: Teahen Work, LLC
 (Exactly as it appears on Articles of Inc. or Articles of Org.)
 3. Business Name: Sorso Wine Room
 (Exactly as it appears on the exterior of premises)
 4. Principal Street Location 15323 N. Scottsdale Road, Suite 150 Scottsdale Maricopa 85254
 (Do not use PO Box Number) City County Zip
 5. Business Phone: Pending Daytime Phone: (602) 432-7584 Email: N/A
 6. Is the business located within the incorporated limits of the above city or town? ☒ YES ☐ NO
 7. Mailing Address: 8610 E. Via Del Sol Drive, Scottsdale, AZ 85255
 City State Zip
 8. Price paid for license only bar, beer and wine, or liquor store: Type \$ Type \$

DEPARTMENT USE ONLY

Fees: 200.00 Application 22.00 Interim Permit 22.00 Site Inspection 22.00 Finger Prints \$ 222.00
TOTAL OF ALL FEES

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? ☒ YES ☐ NO

Accepted by: SG Date: 9/18/14 Lic. # 07076005

SECTION 5 Interim Permit:

1. If you intend to operate business when your application is pending you will need an Interim Permit pursuant to A.R.S. 4-203.01. 14 SEP 18 Lic. Lic. PM 3:08
2. There **MUST** be a valid license of the same type you are applying for currently issued to the location.
3. Enter the license number currently at the location. _____
4. Is the license currently in use? ☐ YES ☐ NO If no, how long has it been out of use? _____

ATTACH THE LICENSE CURRENTLY ISSUED AT THE LOCATION TO THIS APPLICATION.

I, _____, declare that I am the CURRENT OWNER, AGENT, CLUB MEMBER, PARTNER,
(Print full name)
MEMBER, STOCKHOLDER, OR LICENSEE (circle the title which applies) of the stated license and location.

X _____
(Signature)

State of _____ County of _____

The foregoing instrument was acknowledged before me this

My commission expires on: _____

_____ day of _____,
Day Month Year

(Signature of NOTARY PUBLIC)

SECTION 6 Individual or Partnership Owners:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Individual:

Last	First	Middle	% Owned	Mailing Address	City State Zip

Partnership Name: (Only the first partner listed will appear on license) _____

General-Limited	Last	First	Middle	% Owned	Mailing Address	City State Zip
<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>					

) Y R A S S E C E N F I T

2. Is any person, other than the above, going to share in the profits/losses of the business? ☐ YES ☐ NO
If yes, give name, current address and telephone number of the person(s). Use additional sheets if necessary.

Last	First	Middle	Mailing Address	City, State, Zip	Telephone#

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

☐ CORPORATION **Complete questions 1, 2, 3, 5, 6, 7, and 8.**

☒ L.L.C. **Complete 1, 2, 4, 5, 6, 7, and 8.**

*14 SEP 18 Lir. Lic. PM 3:08

1. Name of Corporation/L.L.C.: Teahen Work, LLC
(Exactly as it appears on Articles of Incorporation or Articles of Organization)
2. Date Incorporated/Organized: 05/14/2014 State where Incorporated/Organized: Arizona
3. AZ Corporation Commission File No.: N/A Date authorized to do business in AZ: N/A
4. AZ L.L.C. File No: L-1925989-0 Date authorized to do business in AZ: 05/15/2014
5. Is Corp./L.L.C. Non-profit? ☐ YES ☒ NO
6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City State Zip
Teahen	Mark	Thomas	Member	8610 E. Via Del Sol Drive	Scottsdale, AZ 85255

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City State Zip
Teahen	Mark	Thomas	100%	8610 E. Via Del Sol Drive	Scottsdale, AZ 85255

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
(Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)
2. Is club non-profit? ☐ YES ☐ NO
3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City State Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

1. Current Licensee's Name: _____
(Exactly as it appears on license) Last First Middle

2. Assignee's Name: _____
Last First Middle

3. License Type: _____ License Number: _____ Date of Last Renewal: _____

4. ATTACH TO THIS APPLICATION A CERTIFIED COPY OF THE WILL, PROBATE DISTRIBUTION INSTRUMENT, OR DIVORCE DECREE THAT SPECIFICALLY DISTRIBUTES THE LIQUOR LICENSE TO THE ASSIGNEE TO THIS APPLICATION.

1. Governmental Entity: _____

2. Person/designee: _____
Last First Middle Contact Phone Number

1. Current Licensee's Name:	LEWKOWITZ	H	J	Entity: AGENT
(Exactly as it appears on license)	Last	First	Middle	(Indiv., Agent, etc.)
2. Corporation/L.L.C. Name:	TRADER JOE'S COMPANY			
(Exactly as it appears on license)				
3. Current Business Name:	TRADER JOE'S #85			
(Exactly as it appears on license)				

4. Physical Street Location of Business: Street 7720 W BELL RD
City, State, Zip GLENDALE, AZ 85308

5. License Type: SERIES 7 License Number: 07076005

6. If more than one license to be transferred: License Type: N/A License Number: _____

7. Current Mailing Address: (Other than business) Street 2600 N CENTRAL AVE. #1775
City, State, Zip PHOENIX, AZ 85004

8. Have all creditors, lien holders, interest holders, etc. been notified of this transfer? ☒ YES ☐ NO N/A

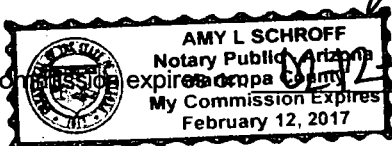
9. Does the applicant intend to operate the business while this application is pending? ☐ YES ☒ NO If yes, complete Section 5 of this application, attach fee, and current license to this application.

10. I, H.J. LEWKOWITZ, hereby authorize the department to process this application to transfer the
(print full name)

privilege of the license to the applicant, provided that all terms and conditions of sale are met. Based on the fulfillment of these conditions, I certify that the applicant now owns or will own the property rights of the license by the date of issue.

I, H.J. LEWKOWITZ, declare that I am the CURRENT OWNER, AGENT, MEMBER, PARTNER
(print full name)
STOCKHOLDER, or LICENSEE of the stated license. I have read the above Section 11 and confirm that all statements are
true, correct, and complete.

(Signature of CURRENT LICENSEE)



State of ARIZONA County of MARICOPA
The foregoing instrument was acknowledged before me this
12 MARCH 2014
Day Month Year
amy y. schuch
(Signature of NOTARY PUBLIC)

STATE OF ARIZONA
DEPARTMENT OF LIQUOR LICENSES
AND CONTROL
ALCOHOLIC BEVERAGE LICENSE

License 07076005

Issue Date: 9/17/2009

Expiration Date: 2/28/2015

Issued To:

H J LEWKOWITZ, Agent
TRADER JOE'S COMPANY, Owner

Beer & Wine Bar

Mailing Address:

H J LEWKOWITZ
TRADER JOE'S COMPANY
TRADER JOE'S #85
2600 N CENTRAL AVE STE 1775
PHOENIX, AZ 85004

Location:

TRADER JOE'S #85
7720 W BELL RD
GLENDALE, AZ 85308



POST THIS LICENSE IN A CONSPICUOUS PLACE

'14 SEP 18 Ltr. Lic. PM 3 08

BILL OF SALE

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SANTAN BREWING COMPANY, INC., an Arizona corporation ("Seller") hereby sells, grants, and transfers to TEAHEN WORK, LLC, an Arizona limited liability company ("Buyer"), all right, title, and interest in and to Arizona Liquor License No. 07076005 ("the License").

Seller warrants that it is the lawful owner of the License, that the License is free and clear of all claims, liens, or encumbrances except inactive fees which Buyer shall pay to the Arizona Department of Liquor Licenses & Control, and that the undersigned is authorized to execute all documents necessary to effect transfer of the License.

This Bill of Sale shall be binding on Seller, its successor and assigns, and shall inure to the benefit of Buyer, its successors and assigns.

SANTAN BREWING COMPANY, INC.,
an Arizona corporation

Date

By:
Its

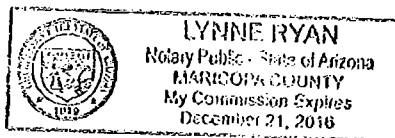
PRESIDENT

STATE OF Arizona)
County of Maricopa) ss.

[Signature] SUBSCRIBED AND SWORN to before me this 31 day of July, 2014 by
[Signature], on behalf of SanTan Brewing Company, Inc., an Arizona corporation.

My Commission Expires:

12-21-2016



[Signature]
Notary Public

'14 SEP 18 Lir. Lic. PM 3 08

BILL OF SALE

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **TRADER JOE'S COMPANY**, a California corporation ("Seller") hereby sells, grants, and transfers to **SANTAN BREWING COMPANY, INC.**, an Arizona corporation ("Buyer") all right, title, and interest in and to Arizona Liquor License No. **07076005** ("the License").

Seller warrants that it is the lawful owner of the License, that the License is free and clear of all claims, liens, or encumbrances except inactive fees, which Buyer shall pay to the Arizona Department of Liquor Licenses & Control, and that the undersigned is authorized to execute all documents necessary to effect transfer of the License.

This Bill of Sale shall be binding on Seller, its successor and assigns, and shall inure to the benefit of Buyer, its successors and assigns.

TRADER JOE'S COMPANY,
a California corporation

3/6/14
Date

By: [Signature]
Its VP/Sec/Treasurer

STATE OF _____)
County of _____) ss.

SUBSCRIBED AND SWORN to before me this ____ day of ____, 2014 by _____, on behalf of Trader Joe's Company, a California corporation.

My Commission Expires: _____

Notary Public

Jurat

'14 SEP 18 Lq. Lic. PM 3 08

State of California

County of Los Angeles

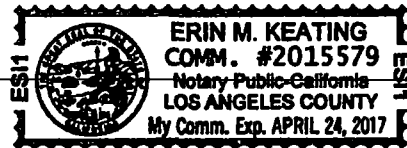
Subscribed and sworn to (or affirmed) before me on this 6th day of March,

20 14 by Sharon A. Drabeck

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Erin M. Keating
Signature

(Notary seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bill of Sale for AZ Series 7 Liquor License betw.

(Title or description of attached document)

Santan Brewing Co. & Trader Joe's

(Title or description of attached document continued)

Number of Pages 1 Document Date 3/6/14

License #07076005

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

1. Current Business: Name Trader Joe's #85 '14 SEP 18 Liq. Lic. #12-08
(Exactly as it appears on license) Address 7720 W. Bell Road, Glendale, AZ 85308
2. New Business: Name Sorso Wine Room
(Physical Street Location) Address 15323 N. Scottsdale Road, Suite 150, Scottsdale, AZ 85254
3. License Type: #7 License Number: 07076005
4. If more than one license to be transferred: License Type: N/A License Number: N/A
5. What date do you plan to move? When license is issued What date do you plan to open? 02/2015

SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building. The above paragraph DOES NOT apply to:

- a) Restaurant license (§ 4-205.02) c) Government license (§ 4-205.03)
b) Hotel/motel license (§ 4-205.01) d) Fenced playing area of a golf course (§ 4-207 (B)(5))

1. Distance to nearest school: 4,752 ft. Name of school Sandpiper Elementary School
Address 6724 E. Hearn Road, Scottsdale, AZ 85254
City, State, Zip
2. Distance to nearest church: 2,640 ft. Name of church North Bible Church
Address 15678 N. Greenway Hayden Loop, Scottsdale, AZ 85254
City, State, Zip
3. I am the: ☒ Lessee ☐ Sublessee ☐ Owner ☐ Purchaser (of premises)
4. If the premises is leased give lessors: Name Kierland Crossing, LLC
Address 180 E. Broad Street, 21st Floor, Columbus, OH 43215
City, State, Zip
- 4a. Monthly rental/lease rate \$ 8,383.33 What is the remaining length of the lease 10 yrs. 0 mos.
- 4b. What is the penalty if the lease is not fulfilled? \$ _____ or other Termination + monetary penalties
(give details - attach additional sheet if necessary)
5. What is the total **business** indebtedness for this license/location excluding the lease? \$ 0
Please list lenders you owe money to.

Last	First	Middle	Amount Owed	Mailing Address	City State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? Wine Bar

SECTION 13 - continued

7. Has a license or a transfer license for the premises on this application been denied by the state within the past one (1) year?
☐ YES ☒ NO If yes, attach explanation.
8. Does any spirituous liquor manufacturer, wholesaler, or employee have any interest in your business? ☐ YES ☒ NO
9. Is the premises currently licensed with a liquor license? ☐ YES ☒ NO If yes, give license number and licensee's name:
License # _____ (exactly as it appears on license) Name _____

SECTION 14 Restaurant or hotel/motel license applicants:

1. Is there an existing restaurant or hotel/motel liquor license at the proposed location? ☐ YES ☐ NO
If yes, give the name of licensee, Agent or a company name:
_____ and license #: _____
Last First Middle
2. If the answer to Question 1 is YES, you may qualify for an Interim Permit to operate while your application is pending; consult A.R.S. § 4-203.01; and complete SECTION 5 of this application.
3. All restaurant and hotel/motel applicants must complete a Restaurant Operation Plan (Form LIC0114) provided by the Department of Liquor Licenses and Control.
4. As stated in A.R.S. § 4-205.02.G.2, a restaurant is an establishment which derives at least 40 percent of its gross revenue from the sale of food. Gross revenue is the revenue derived from all sales of food and spirituous liquor on the licensed premises. By applying for this ☐ hotel/motel ☐ restaurant license, I certify that I understand that I must maintain a minimum of 40 percent food sales based on these definitions and have included the Restaurant Hotel/Motel Records Required for Audit (form LIC 1013) with this application.

applicant's signature

As stated in A.R.S. § 4-205.02 (B), I understand it is my responsibility to contact the Department of Liquor Licenses and Control to schedule an inspection when all tables and chairs are on site, kitchen equipment, and, if applicable, patio barriers are in place on the licensed premises. With the exception of the patio barriers, these items are not required to be properly installed for this inspection. Failure to schedule an inspection will delay issuance of the license. If you are not ready for your inspection 90 days after filing your application, please request an extension in writing, specify why the extension is necessary, and the new inspection date you are requesting. To schedule your site inspection visit www.azliquor.gov and click on the "Information" tab.

applicant's initials

SECTION 15 Diagram of Premises: (Blueprints not accepted, diagram must be on this form)

1. Check ALL boxes that apply to your business:
- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Entrances/Exits | <input checked="" type="checkbox"/> Liquor storage areas | Patio: <input checked="" type="checkbox"/> Contiguous |
| <input type="checkbox"/> Service windows | <input type="checkbox"/> Drive-in windows | <input type="checkbox"/> Non Contiguous |
2. Is your licensed premises currently closed due to construction, renovation, or redesign? ☒ YES ☐ NO
If yes, what is your estimated opening date? February 2015
month/day/year
3. Restaurants and hotel/motel applicants are required to draw a detailed floor plan of the kitchen and dining areas including the locations of all kitchen equipment and dining furniture. Diagram paper is provided on page 7.
4. The diagram (a detailed floor plan) you provide is required to disclose only the area(s) where spiritous liquor is to be sold, served, consumed, dispensed, possessed, or stored on the premises unless it is a restaurant (see #3 above).
5. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed premises, such as parking lots, living quarters, etc.

As stated in A.R.S. § 4-207.01(B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to boundaries, entrances, exits, added or deleted doors, windows or service windows, or increase or decrease to the square footage after submitting this initial drawing.

MT
applicant's initials

SECTION 15 Diagram of Premises

4. In this diagram please show only the area where spirituous liquor is to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, bar stools, hi-top tables, dining tables, dining chairs, the kitchen, dance floor, stage, and game room. Do not include parking lots, living quarters, etc. When completing diagram, North is up ↑.

If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.

~~Pending Location~~

Diagram attached

14 SEP 18 14:04 PM 3:08

SECTION 16 Signature Block

I, MARK THOMAS TEAHEN, hereby declare that I am the OWNER/AGENT filing this application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

X [Signature]

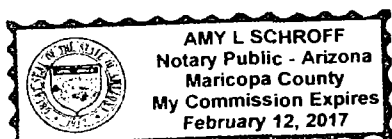
(signature of applicant listed in Section 4, Question 1)

State of ARIZONA County of MARICOPA

The foregoing instrument was acknowledged before me this

13 of May, 2014
Day Month Year

[Signature]
signature of NOTARY PUBLIC



My commission expires on : 12 02 2017
Day Month Year

14 SEP 18 Lic. Lic. PM 3 08

SORSO WINE ROOM

2,515 SQ FT

